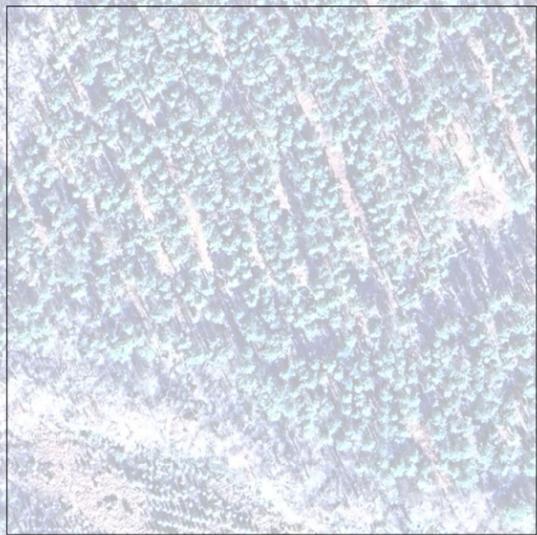


This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67



This Block Reserved for the Clerk of the Superior Court



N:888,184.17
E:566,490.66

ARC 167.77'
RAD 1961.76'
BRN 03°36'23" E
CH. 167.72'

BOILING SPRINGS ROAD 80' R/W

JG3 HOLDINGS LLLP
PARCEL 041 001A

79.30'
S 84°33'04" E RAYONIER ATLANTIC TIMBER
COMPANY
TAX PARCEL 040 003

S 84°34'30" E
121.75'

S 85°08'24" E
299.80'

J3G HOLDINGS LLLP
TAX PARCEL 041 017

12.50 Ac.

S 13°49'49" E
1162.38'
FOUND OLD MARKS

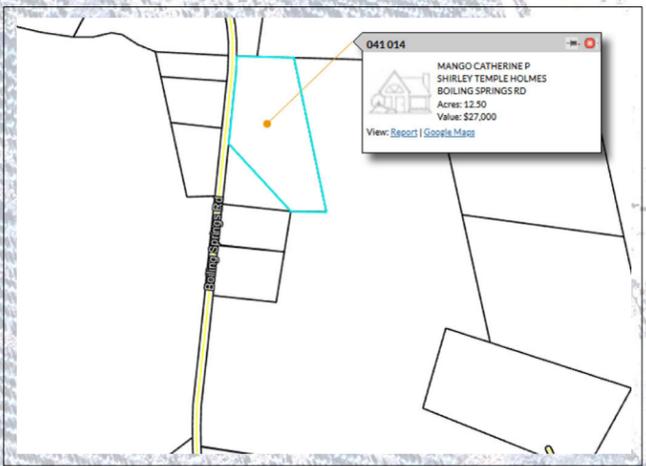
JASMINE K. YOUNG
TAX PARCEL 041 016A

N 40°57'07" W
1571.91'
FOUND OLD MARKS

N 86°09'27" W
280.83'
FOUND OLD MARKS

J3G HOLDINGS LLLP
TAX PARCEL 041 017

N:887,010.80
E:567,266.27



- Horizontal Datum is Georgia State Plane Coordinate System- East Zone (NAD83)
- Vertical Datum is North American Vertical Datum of 1988 (NAVD88)
- All deed book references shown hereon are recorded in the Clerk of Superior Court's office.
- This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by County Tax Assessors and are not guaranteed as to accuracy or completeness.
- Structures visible on the date of survey are shown hereon.
- Locations are accurate only where dimensioned.
- This property may contain wetlands. All wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and/or the state of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without the proper permit application and approval.
- The certification, as shown hereon, is purely a statement of professional opinion based on knowledge, information and belief, and based on existing field evidence and documentary evidence available. The certification is not an expressed or implied warranty or guarantee.
- There may other documents (unknown to me) that may affect this property.



SCALE IN FEET: 1" = 200'

SURVEY FOR: GEORGIA LAND INVESTORS

SURVEY OF: 12.50 acres. Being the same tract of land as shown on plat by William Donaldson, said plat being recorded in plat book 8, page 64. Located in GM District 1763 & 1764- Treutlen County, Georgia.

FIELD SURVEY DATE: Sept. 10, 2024
PLAT DATE: Sept. 11, 2024
FIELD SURVEY: Brandon Hall

JOB. No.: 24-212 Shafer Baysinger
REFERENCE JOBS: pb 8, page 64
ERROR OF CLOSURE PLAT: 1' IN 142,908.60'
ERROR OF CLOSURE FIELD: GPS
AREA: 12.50 acres

In my opinion this is a correct representation of the land platted. This survey was prepared in conformity with the Technical Standards for property surveys in Georgia as set forth in Chapter 180-7 of the rules of the Georgia Board of Registration for Professional Engineers and Land surveyors and as set forth in The Georgia Plat Act O.G.C.A. 15-06-67.

Glenn E. Martin
Georgia Registered Professional Land Surveyor
Date: Sept. 11, 2024



- LEGEND
- 1/2" Re-bar set (capped RLS 2912)
 - Iron pin or pipe found (DESC.)
 - Concrete monument set
 - Concrete monument found
 - Computed point
 - Fence
 - Power pole
 - Fire Hydrant
 - Official Tie Point
 - R/W Right-of-way

Topcon GTS 235, 5" Total Station
Champion M6 GPS-Network Corrected, dual frequency, real time kinematic Global Positioning System. The relative positional accuracy of all data does not exceed .07'

C.O.A. # 000791